



280010

**United States Environmental Protection Agency
Region V
POLLUTION REPORT**

Date: Thursday, August 30, 2007

From: Tom Cook, OSC

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Subject: Peoples Gas Hough Place Station Site
2500 South Corbett Street, Chicago, IL
Latitude: 41.8469
Longitude: -87.6503

POLREP No.:	6	Site #:	B5HH
Reporting Period:	08/10/07 to 08/24/07	D.O. #:	Not Applicable
Start Date:	6/18/2007	Response Authority:	CERCLA
Mob Date:	6/18/2007	Response Type:	Time-Critical
Completion Date:		NPL Status:	Non NPL
CERCLIS ID #:	ILN000510190	Incident Category:	Removal Action
RCRIS ID #:		Contract #	EP-S5-06-04

Site Description

The Hough Place Station Site (Site) is located at 2500 South Corbett Street, Chicago, Cook County, Illinois, in a mixed residential, commercial, and industrial area. The site is approximately 4.5 acres and is bordered to the north by the South Branch of the Chicago River, to the east by a paper storage and distribution facility, to the south by railroad property, and to the west by vacant property. The vacant property to the west and the Site is currently owned by Crowley's Yacht Yard which previously operated a sailboat storage, sales, and repair facility at the Site.

The Site is a former manufactured gas plant (MGP) that operated as an MGP facility from approximately 1886 to 1934. The Site was built in 1885 by the Equitable Gas Light and Fuel Company and in 1892 began producing □Pintsch gas, □ a relatively high quality gas produced by an oil gas process, for the Pintsch Compressing Company. Production of Pintsch gas occurred until about the early 1920s. In 1897 Peoples Gas acquired the facility and dismantled the station in 1934. Portions of the property were subsequently leased to other companies who used the property for storage of building materials and the production of asphalt, concrete, and other paving materials until approximately 1950. In 1953, Chicago Title and Trust Company took possession of the property as trustee. From approximately

1953 and 1978, the J.M. Corbett Company operated an asphalt mixing plant on the property. In 1978, Crowley's Yacht Yard bought the property.

Several investigations have been conducted at the Site in recent years by Peoples Gas from 2000 to November 2006. These investigations included the excavation of test pits, the installation of shallow monitoring wells, the collection of soil borings, the collection of soil and groundwater samples, a geotechnical investigation, and borings into river sediments. Test pits revealed staining and odors, and black asphalt tar at 2 feet below ground surface (bgs). Benzene, toluene, ethylbenzene, and xylene (BTEX); polynuclear aromatic hydrocarbons (PAH); metals, and cyanide were detected in several surface and subsurface soil samples. BTEX, PAHs, and metals were also detected in groundwater samples collected at the Site. Soil borings indicated tar at levels below the water level in the filled-in boat slip. The river investigation revealed sheens, odors, tar coated/stained material, and traces of tar in some of the sediment borings.

Remediation activities by Peoples Gas began in November 2006 under the Illinois Environmental Protection Agency (IEPA) Site Remediation Program. The PRP contractor remediating the Site is Burns & McDonnell Engineering Company, Inc. (BMcD) along with their subcontractors.

Remediation consists of excavation and disposal of contaminated soils. Excavation depths range from approximately 3 feet to 24 feet bgs. Other site activities by the potentially responsible party (PRP) include daily air monitoring, continuous 24-hour perimeter air monitoring and sampling, confirmation soil sampling, and water disposal.

Prior to the U.S. EPA oversight at the Site, BMcD completed excavation of impacted material in excavation cells CF01 to CF58 (see BMcD map of excavation areas under [documents](#) on the OSC website). An Administrative Order on Consent was signed by Peoples Gas in early June 2007 prompting the U.S. Environmental Protection Agency (U.S. EPA) to begin PRP oversight activities at the Site.

On June 12, 2007, a kick-off meeting was held at the 22nd Street Site between U.S. EPA, START, Peoples Gas, and BMcD, to discuss future oversight activities, documents required, and logistics for transmitting data and documents. The meeting addressed three MGP sites that U.S. EPA would be overseeing that are located within one mile of each other: 22nd Street Station, Hough Place, and Pitney Court. Note that one START member is to cover oversight of these three sites and will rotate to a different site each day. Both Hough Place and Pitney Court remediations are expected to be completed by end of 2007 while the 22nd Street Station Site remediation is expected to be completed by the end of 2008.

On June 18, 2007, U.S. EPA began PRP oversight activities at the three Peoples Gas MGP sites: Hough Place Station, Pitney Court, and 22nd Street Station. The U.S. EPA Superfund Technical and Response Team (START) contractor is performing PRP oversight during the removal activities at the sites. As part of the removal activities, START collects or observes the collection of confirmation samples of soil to confirm that the PRP cleanup objectives are being met. Site contaminants of concern are:

- ☐ BTEX;
- ☐ PAHs;
- ☐ Synthetic precipitation leaching procedure (SPLP) lead, chromium, and selenium.

Cleanup objectives for the Hough Place Station Site are IEPA TACO Tier I residential standards for soil ingestion and inhalation.

Current Activities

During the reporting period, the PRP performed excavations in excavation cells CF70, CF71, CF72, CF73, CF74, CF75, CF76 and Evans Slip and conducted confirmation sampling of CF67, CF69, CF70, CF71, CF72, and CF73. BMcD also excavated test pits in the vicinity of the former yacht yard offices, the previously remediated CF04, the southern property boundary and Evans Slip.

A summary of the activities performed during the reporting period are as follows:

- ☐ Transported 552 loads to CID Landfill in Calumet City, Illinois; truck tires decontaminated prior to leaving site
- ☐ Performed perimeter air sampling and air monitoring on a continuous basis (24-hour air samples and air monitoring is conducted around the perimeter). On August 20 and 22, 2007, dust air level exceedances were detected. On August 22, 2007, a VOC air level exceedance was detected.
- ☐ Performed health and safety air monitoring during site activities.
- ☐ Performed street sweeping activities in front of the Site and along Senour Street
- ☐ Performed daily de-watering activities in excavation areas and stored the water in frac tanks until transported to disposal facility
- ☐ Performed dust suppression activities on-site and along Senour Street with use of a water truck
- ☐ Transported 50 loads of water from excavation areas to Ortek and CID for disposal
- ☐ Transported 45 loads of concrete from excavation areas to Vulcan for recycling
- ☐ Collected confirmation soil samples from excavation cells CF67, CF69, CF70, CF71, CF72 and CF73
- ☐ Backfilled completed excavation cells, including CF67/68/69 and CF70/71/72
- ☐ Excavated and sampled soil from test pits for investigative purposes

On August 10, 2007, START personnel observed as BMcD directed the excavation of 3 investigative test pits to a depth of approximately 17 ft below ground surface (bgs) along the southern property boundary of the site. START personnel observed as BMcD collected a soil sample from the bottom portion of the second test in this area. The sample was analyzed for BTEX and PAHs. Results have not yet been reported by BMcD. START personnel observed as BMcD also directed the excavation of 1 test pit to a depth of approximately 17 ft bgs at the center of previously remediated CF04. BMcD also excavated 1 test pit to a depth of 17 ft bgs from the center of the former yacht yard office building.

On August 13, 2007, START personnel collected 1 confirmation soil sample from the north

side wall of excavation cell CF67, along with BMcD. The side sample was taken from a composite area at approximately sixteen to twenty feet bgs. The area from zero to sixteen feet bgs consisted of clean backfill, placed by the PRP after the remediation of the adjacent cell. START personnel also observed as BMcD collected 1 confirmation soil sample from the east wall of excavation cell CF69. The side sample was taken from a composite area approximately seven to twenty feet bgs. The area from zero to seven feet bgs consisted of clean backfill, placed by the PRP after the remediation of the adjacent cell. The side wall samples were analyzed for BTEX and PAHs. Results for CF67 (north wall) were below the PRP cleanup levels as stated in the RAP. Results for CF69 (east wall) have not yet been reported by BMcD.

On August 15, 2007, START personnel observed as BMcD collected 1 confirmation soil sample from the floor of excavation cell CF70. START personnel observed as BMcD also directed the excavation of 1 investigative test pit in the northwest corner of the site (Evans Slip) and collected a soil characterization sample. Both samples were analyzed for BTEX and PAHs. Results have not yet been reported by BMcD.

On August 16, 2007, START personnel observed as BMcD collected 1 confirmation soil sample each from the floor of excavation cells CF71 and CF72. The samples were analyzed for BTEX and PAHs. Results have not yet been reported by BMcD.

On August 21, 2007, START personnel collected 1 confirmation soil sample from the floor of excavation cell CF73, along with BMcD. The sample was analyzed for BTEX, PAHs and SPLP metals. Results for BTEX and PAHs for CF73 (floor) were below the PRP cleanup levels as stated in the RAP. Results for SPLP metals have not yet been reported.

Analytical results for a previous sampling event were received and evaluated by START. On July 24, 2007, BMcD collected 1 confirmation sample each of two test pits excavated within Evans Slip. The samples were analyzed for a "fingerprint" to identify the nature of any source material. The fingerprint analysis for the northwest test pit suggested the presence of asphalt in this area. The fingerprint analysis for the north-center test pit suggested the presence of both asphalt and coal tar or creosote.

START has received laboratory results for the water sample collected on August 3, 2007 from CF64/65/66, along with BMcD. Results are being evaluated by START.

START is awaiting laboratory results from BMcD for the following soil samples: CF67 (floor and west wall; collected August 2, 2007), CF68 (floor; collected August 3, 2007) and CF69 (floor; collected August 7, 2007).

BMcD is in the process of finalizing a discharge permit with the Metropolitan Water Reclamation District of Greater Chicago (MWRD) for the purpose of discharging treated water to the MWRD sanitary sewer. BMcD has installed a water treatment area on site that includes an oil/water separator, two bag filters, and two carbon filters. Once the permit is finalized, BMcD will begin treating on-site water and discharging to sanitary sewer.

Planned Removal Actions

Planned removal actions at the Hough Place Station Site are as follows:

- ☐ Excavate soil per the RAP
- ☐ Transport excavated soil to CID Landfill for disposal
- ☐ De-water excavation areas
- ☐ Transport water from excavation areas to disposal/ reclamation facilities
- ☐ Backfill completed excavation areas

Next Steps

The next steps to be carried out by the PRP are as follows:

- ☐ Complete excavation of cells CF75 and CF76; including disposal of soil
- ☐ Begin excavation of cell CF77
- ☐ Continue to de-water excavation areas as required
- ☐ Transport water from excavation areas to disposal/ reclamation facilities
- ☐ Continue dust suppression activities with water truck
- ☐ Continue 24-hour perimeter air monitoring and sampling
- ☐ Continue air monitoring in work zones
- ☐ Continue street sweeping activities
- ☐ Continue to decontaminate trucks prior to trucks leaving site
- ☐ Collect confirmation samples of cells CF74, when completed
- ☐ Backfill completed excavation cells with clean fill when confirmation results are received
- ☐ Finalize permit with MWRD so that on-site water treatment can begin

Key Issues

None.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
RST/START	\$50,000.00	\$21,165.41	\$28,834.59	57.67%
Intramural Costs				
Total Site Costs	\$50,000.00	\$21,165.41	\$28,834.59	57.67%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on

may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

www.epaosc.net/HoughPlace